

San Francisco Bay Conservation and Development Commission

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August 31, 2018

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415/352-3653; larry.goldzband@bcdc.ca.gov)
Brad McCrea, Regulatory Program Director (415/352-3615; brad.mccrea@bcdc.ca.gov)

SUBJECT: Listing of Pending Administrative Matters
(For Commission consideration on September 6, 2018)

This report lists the administrative matters that are pending with the Commission. *Due to the cancellation of the meeting of September 6, 2018, and pursuant to Commission Regulation Section 10620(a), the Executive Director will take final action on these matters unless a Commissioner requests full Commission consideration by communicating with the staff prior to September 6, 2018.* In the absence of such a request, the listed matters will be executed administratively on or after September 6, 2018.

Administrative Permits and Federal Consistency Actions

The following administrative permit application has been filed and is presently pending with the Commission. The Executive Director will take the action indicated on the matter unless the Commission determines that it is necessary to hold a public hearing.

Applicant: Amalfi 135 Belvedere LLC
836 Fawn Drive
San Anselmo, California 94960

BCDC Permit Application No. M2016.020.00

Filed: 06/14/18

90th Day: 09/12/18

Location: Within the Commission's Bay and 100-foot shoreline band jurisdictions, at 135 Belvedere Avenue, in the City of Belvedere, Marin County.

Description: In the Bay:

1. Construct, use, and maintain in-kind an approximately 956-square-foot section of a pier (the remainder of which is located within the shoreline band), supported by 10 approximately 15-inch-diameter steel piles (approximately 11.67 square feet and 11.2 cubic yards of Bay fill); and
2. Install, use, and maintain in-kind an approximately 12-square-foot mechanical boat lift supported by two 10-inch steel piles (approximately 0.2 square feet and 0.25 cubic yards) and an approximately 96-square-foot boat platform lift supported by two 10-inch steel piles (approximately 0.2 square feet and 0.25 cubic yards).

Within the 100-foot shoreline band:

1. Construct, use, and maintain in-kind an approximately 72-square-foot section of a pier (the remainder of which is located in the Bay);
2. Demolish a wood stairwell and construct, use, and maintain in-kind walkways, a stairwell, retaining walls, a hillavator, and landscaping within an approximately 1,900-square-foot area;
3. Construct, use, and maintain in-kind an approximately 539-square-foot residential studio and an approximately 248-square-foot deck; and
4. Construct, use, and maintain in-kind an approximately 130-square-foot storage structure and an approximately 690-square-foot deck.

The project would result in approximately 1,061 square feet and 12.2 cubic yards of new Bay fill. To minimize potential impacts to eelgrass that may be present at or nearby the project site, the pier would have 1-inch wide spacing between deck boards and the deck would be constructed a minimum of 6.4 feet above the mean high water level, allowing for increased transmission of light beneath the pier deck. To minimize the footprint over and/or within an area where eelgrass may occur, walkways would be limited to 4 feet wide and the pier would employ a design that uses single rather than paired pilings. Special conditions would also be included to require the contractor to conduct construction work using best management practices to avoid water quality or habitat impacts as a result of construction activities. Surveys of eelgrass habitat by a qualified biologist would be required within 60 days prior to construction and again for three years post-construction, in line with the National Marine Fisheries Services' recommendations. If surveys find that significant adverse impacts on eelgrass coverage occur as a result of the project, the permittee would be required to implement a mitigation plan.

Tentative Staff Position: Recommend Approval with Conditions.

(Rebecca Coates-Maldoon, Principal Permit Analyst, 415/352-3634 or rebecca.coates-maldoon@bcd.ca.gov)